

# Springwood Overlook

## May/June 2011

*Professionally Managed by Springwood Real Estate Services*



### Community Management Office

2330 Freedom Way  
York, PA 17402  
717.741.4225

Cindy Mull  
*Residential Manager*  
cmull@springwood.net

Jeff Ellis  
*Service Manager*

Ed Witter  
*Porter*

*Supportive Services*  
Gail Sagner  
717.741.6014

Emergency Maintenance  
1.866.363.1401



From the Manager's Desk:

Spring is here! I think we have enough rain to get us through the entire summer. The gardeners have been diligent and planted vegetables for all to enjoy. Please sign up in the Alcove if you would like to enjoy some tomatoes, peppers, zucchini, eggplant or cucumbers. We are very appreciative of the gardeners' efforts.

Please do not pick items from the garden. We will place items in the Community Room to share.

Please remember to come to the next Resident Association Meeting on Friday, June 3, 2011 at 10:00 am in the Community Room.

### LIGHTS OUT



If you notice any lights out in the common areas or parking lot, please call the Community Management Office so we can replace them promptly.

### "Great Rebaters"

Please remember that all PA Rent Rebate forms must be completed and postmarked on or before June 30, 2011. If you have not completed your form, please call Gail Sagner at 717.741.6014 to make an appointment. Your rebate could be as much as \$650.00.

### PLEASE NOTE:

Our community is funded by state and federal programs that require a signed certification of each household's gross annual income each year. Approximately 30 days before the due date, you will receive a packet containing a letter explaining this process, the Alternate Certification form and instructions to help you complete and submit the form.

This is a self-certification of annual income which is used instead of the 3<sup>rd</sup> party verifications that were previously required when you moved in. You will need to answer some questions about your household and provide an estimate of the **total gross annual household income** expected for the next twelve months. This includes wages, tips, commissions, bonuses, pensions, social security or other government benefits, as well as spousal or child support or any other type of regular income. Please be prepared to include interest and/or dividend income received from bank accounts, annuities, IRA's, CD's, mutual funds, stocks, or whole life insurance policies.

Cindy Mull, Residential Manager, will contact you to schedule a time to help you complete the form. Please bring the form, along with supporting information, to your appointment. As always, please feel free to call or visit the Community Management Office if you have any questions or concerns.

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★ **Important Days to Remember...** ★

★ June 14 - Flag Day ★

★ June 19 - Father's Day ★

★ June 21 - 1st Day of Summer ★

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Springwood Overlook welcomes visitors to our community. Please keep in mind that we have a controlled access building. For your safety and that of your neighbors, be sure you know the person you are allowing into the building.

## Fire Safety

Each apartment is equipped with a Stove Top Fire Stop that is attached magnetically under the vent hood of your stove. Please do not remove this. It has been installed for your safety.

It is a small (12 oz.), automatic fire extinguisher canister that sounds an alarm and releases a fire-suppressing powder onto the flame in the event of a stove fire. The powder, bicarbonate of soda, is harmless but very effective in putting out fires.

It is **not** meant to extinguish deep fat fires.

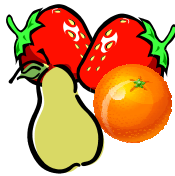
It requires no maintenance and cleans up with a vacuum and wet towels.

Please notify the Community Management Office immediately if your Stove Top Fire Stop is activated, so a new one can be installed promptly.



### Sunny Summer Salad

2 pears, sliced  
1 C. strawberries  
2 oranges, peels left on  
2 kiwi fruits, peeled and sliced  
Colorful greens such as radicchio or butter lettuce  
1/4 C. toasted coconut



#### Dressing:

1 1/2 C. plain yogurt  
2 Tbsp. mayonnaise  
2 Tbsp. Honey  
Mix well.



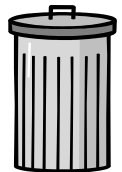
Cut orange slices into wedges.  
On 4 salad plates, arrange greens and all fruits into a design.  
Top with coconut.  
Serve the honey dressing on the side.  
Garnish with fresh mint.

### **Green Gene Says: Wash your clothes on cold.**

A promotion for cold-water detergent promised that if everyone in New York City used cold water to do their laundry for just one day, enough energy would be saved to light up the Empire State Building for one month. Just think how much energy you can save!!!



Thank you for helping to keep **Springwood Overlook** clean and neat. Our residents and guests appreciate the efforts we make to keep our buildings clean. Please keep in mind that all personal property needs to be kept in your apartment. Trash should be placed in a bag and tied before putting it in the trash chute. If you have a bulk item ready for disposal, please contact the Community Management Office for assistance.



#### Tips for Effective Use of Your Air Conditioners

- Set your thermostat to a comfortable setting. Please do not continually move the thermostat to different settings as the outside temperature changes. Turning your thermostat down several degrees at a time to try to cool the apartment faster may result in the unit freezing up and/or requiring service. Lower your thermostat 1 to 2 degrees at a time and allow it to cycle to the chosen setting until you reach your desired temperature.
- Remember, on hot sunny days close your curtains or blinds on the windows where the sun shines in to avoid having your apartment being overheated by the sun!

- Don't forget to check your vents located in the ceiling to ensure they are in the open position.
- Reduce the cooling load by using cost-effective conservation measures. When possible, delay heat-generating activities, such as cooking and dishwashing, until the evening.